



GEORGIA BUILDING AUTHORITY

One Martin Luther King, Jr. Drive, SW, Atlanta, Georgia 30334

Chairman
Brian P. Kemp
Governor

Executive Director/State Property Officer
Marty W. Smith

MINUTES

CALLED MEETING OF THE GEORGIA BUILDING AUTHORITY

THURSDAY, DECEMBER 12, 2019
3:30 PM

STATE CAPITOL, ROOM 107

MEMBERS IN ATTENDANCE:

Governor Brian Kemp, Chairman
Alan Skelton, Vice-Chairman
Brad Raffensperger, Secretary
Lynne Riley, Member
Phil Carlock, Citizen Member
Karl Lutjens, Citizen Member

IN ATTENDANCE:

Marty Smith, State Property Officer
Gerald Pilgrim, Georgia Building Authority
Heather York, Georgia State Financing & Investment Commission
Alisa Pereira, Georgia State Financing & Investment Commission
Christy Sanders, Georgia State Financing & Investment Commission
Deniece Carrington, Georgia Building Authority
Morgan Smith-Williams, Georgia State Financing & Investment Commission
Frank Smith, State Properties Commission
Clark Wong, State Properties Commission
Lashawnda Evans, State Properties Commission
Morris Srochi, State Properties Commission
Kimberly Owen, State Properties Commission
Mikki Hutchins, State Properties Commission
Steve Friedman, Department of Natural Resources

IN ATTENDANCE:

Neil Bitting, Technical College System of Georgia
Sara Honeywill, Technical College System of Georgia
Joan Crumpler, Department of Public Safety
Clare McGuire, Department of Public Safety
Jamie McCurry, Georgia Ports Authority
Tyrone Oliver, Department of Juvenile Justice
Shawanda Reynolds-Cobb, Department of Juvenile Justice
Tanisha Thomas, Department of Law
Donna Nealey, Office of the Secretary of State
Greg Dozier, Office of the Governor
Doug Halie, City of Marietta
T. E. Cauthorn, Cauthorn Nohr & Owen
Tom Harold, Miller & Martin

Call to order and approval of the June 12, 2019 meeting minutes.

Governor Kemp called the meeting of the Georgia Building Authority to order and stated the first order of business would be approval of the minutes of the June 12, 2019 meeting. Phil Carlock made a motion to approve the minutes and Karl Lutjens seconded the motion. The motion carried unanimously.

Request to approve

Alisa Pereira presented the request for the State Properties Commission (SPC) to convey 0.044 of an acre of real property and grant a temporary construction easement of 0.103 of an acre located at Marietta Confederate Cemetery (the Property) to the City of Marietta. An appraisal has determined the total value of the easement and fee simple acreage to be \$1,612.00. The City requires the temporary construction easement for the completion of the Powder Springs streetscape road improvement project and will need it for the duration of the project (approximately 16 months). Due to the permanent changes to be made by the project, the City will need to acquire 0.044 of an acre as well. The Georgia Building Authority (GBA), as custodian of the Property, recommends the approval of the State Properties Commission's request.

Brad Raffensperger motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request to approve

Alisa Pereira presented the request by GBA to remove the reference of "\$25,000" as being the base fee for the use of the Georgia State Capitol building by the film industry stated in Section 2.4 "Film and Industry Use" of the "Capitol and Grounds Exhibit and Events Guidelines" (the Guidelines). Additionally, GBA recommends continued delegation to the Executive Director, allowing the ability to make minor edits to the Guidelines without board approval. Such ability will allow the Executive Director to address modifications as the need arises.

Brad Raffensperger motioned to approve the request and Phil Carlock seconded the motion. The motion carried unanimously.

Request to approve

Frank Smith presented the request by the Department of Revenue (DOR) for GBA to amend the February 12, 2001 lease agreement with Highwoods Properties for 254,891 rentable square feet (RSF). Currently, DOR subleases 262,990 RSF from GBA at 1800 Century Center Blvd. NE, Atlanta, Georgia 30345 for use as their headquarters.

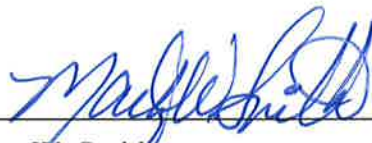
The key terms of the new amendment to the lease agreement are as follows:

- The tenant shall lease 254,891 RSF which removes 8,099 RSF currently sub-subleased to Georgia Vocational Rehabilitation Agency (GVRA).
- This amendment will supersede terms executed in 2018 that contemplated renovations of a floor for use by Child Support Services; no renovations took place.
- The lease termination date will extend from June 30, 2022 to December 31, 2024.
- Total value of free rent is \$1,243,230.85 during the term.
- An initial rental rate of \$19.51 per square foot.

Phil Carlock motioned to approve the request and Alan Skelton seconded the motion. The motion carried unanimously.

Adjournment

Governor Kemp requested a motion for adjournment. So moved by Phil Carlock and seconded by Lynne Riley. Meeting adjourned.



Marty W. Smith
Executive Director, Georgia Building Authority